

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Inventory—Nomination Form

received SEP 12 1985

date entered OCT 25 1985

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

## 1. Name

HISTORIC RESOURCES OF THE CITY OF NORTH ADAMS, MASSACHUSETTS' (partial inventory):  
historic Historical, Architectural, and Archaeological, 1739-1930

and/or common North Adams Multiple Resources Area

## 2. Location

street &amp; number Multiple (see attached data sheets and individual forms) N/A not for publication

city, town North Adams N/A vicinity of

state Massachusetts code 025 county Berkshire code 003

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
<input checked="" type="checkbox"/> MRA	<input checked="" type="checkbox"/> N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name Multiple (see attached data sheet and individual forms)

street &amp; number

city, town North Adams N/A vicinity of state Massachusetts

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Northern Berkshire Registry of Deeds

street &amp; number 65 Park Street

city, town Adams state Massachusetts

## 6. Representation in Existing Surveys

1. Historic Assets of the Commonwealth of Massachusetts  
title 2. Historical and Architectural Survey of North Adams has this property been determined eligible? ☐ yes ☒ nodate 1978 ☐ federal ☒ state ☐ county ☐ local1. Massachusetts Historical Commission  
depository for survey records 2. Office of Community Development, City Hall

city, town 1. Boston 2. North Adams state Massachusetts

## 7. Description

North Adams Multiple Resource Area, North Adams, Massachusetts

### Condition

☒ excellent  
☒ good  
☒ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☒ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved      date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The boundaries of the North Adams Multiple Resource Area nomination are the incorporated city limits of North Adams, Massachusetts. Located in the northern half of Berkshire County in the northwestern corner of the state, North Adams covers 233 acres. The city is 2 1/4 miles from the Vermont border and 5 miles from the New York border.

Directly south of North Adams is the industrial town of Adams, and to the west is the college community of Williamstown. The oldest principal transportation routes generally follow the Hoosac River between Adams and Williamstown. Clarksburg lies to the north and Florida borders the city on the east. Two early roads, Route 8, which travels north from Pittsfield, Massachusetts, into Vermont, and Adams Road, Route 2, the main east-west thoroughfare across the northern part of the state, pass through North Adams. Regionally important rail lines also link the city with nearby urban centers. The Boston & Maine Railroad, constructed with a mile-long tunnel through the Hoosac Mountains, links North Adams to Boston and to Troy, New York. (The line through the tunnel was originally the Fitchburg Railroad.) A rail link south to Pittsfield, the county seat, is also provided by the Boston & Maine.

North Adams is situated in the midst of mountainous terrain. Bounding the city on the east is the Hoosac Mountain range. To the southwest is Mt. Greylock; at 3,491 feet above sea level it is the highest mountain in Massachusetts. Smaller hills north of the city mark the border with Vermont. The city is located in a valley created by the confluence of the north and south branches of the Hoosac River. The center of the city, with its mills, commercial buildings, and early residential neighborhoods, occupies the valley floor while the surrounding hills are terraced with late nineteenth century housing. Above the houses the higher elevations are covered with a dense growth of trees.

The headwaters of the Hoosac River are in northwestern Massachusetts and southern Vermont, and the river flows northwestward through southern Vermont into New York, where it is a tributary of the Hudson River. Deep bedrock valleys along the main stem of the Hoosac River contain, in places, glacial lake sediments and outwash deposits, forming the main groundwater reservoirs in the basin. Higher elevations are associated with bedrock or are covered with varying thicknesses of glacial till. Drainage is in well-defined channels. The natural flow along the main stem has been altered by the Cheshire Reservoir to the south and construction of flood control in Adams and North Adams.

The streets of the city center follow conscious but informal settlement patterns, established in the early 19th century, in which buildings were

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constructed near the river to take advantage of the waterway's power. River Street, Eagle Street, Summer Street, Ashland Street, and State Street (Route 2) retain some of the oldest buildings in the community. During the last half of the nineteenth century, when North Adams experienced a period of accelerated growth, residential neighborhoods were extended up the slopes of the surrounding hills. Streets such as Holbrook, Cherry, and Wall (all part of the Church Street-Cady Hill Historic District) were laid out ca. 1880 to accommodate new houses for a growing middle class. Similarly, housing for the mill workers sprang up on new roads throughout the city. The Freeman's Grove Historic District is typical of such a predominantly working class development on the north side of the river. In some instances housing developments followed old roads, such as Eagle Street and River Street. More often, new roads were laid out in orthogonal plans in defiance of the steep terrain. Housing developments in the south end of the city, where the valley broadens, grew up around the newly established Normal School on South Church Street. Church Street, from Main Street south to the Normal School (now North Adams State College, nominated as the Normal School Historic District), is where the city's wealthiest citizens tended to concentrate.

While most of the city's growth occurred in the areas surrounding the central business district and Monument Square (Monument Square Historic District), separate small mill communities also developed within the corporate limits of North Adams. Each tiny community consisted of a mill surrounded by employee housing, and often also had its own church and company store. Blackinton, Greylock, Braytonville, and the Beaver are the principal areas that still retain, to varying degrees, the appearance of autonomous industrial hamlets. Blackinton is being nominated to the National Register as the most intact mill community in North Adams (Blackinton Historic District).

The areas between these communities and the city center today consist of a scattering of residential and commercial development with some vacant land. Virtually all of the original farmland in North Adams has been subdivided for development since 1945. Only the original farmhouses, in some instances, remain.

#### ARCHITECTURE

Although North Adams was first settled by Europeans in the latter half of the eighteenth century, almost no examples from this early period remain. Several important examples of pre-Civil War architecture exist in the city--in particular, several mills, a group of regionally typical Italianate-style dwellings, and the vernacular houses associated with early farmsteads in the area. The vast majority of North Adams' surviving building stock, however, dates from the community's greatest period of industrialization and growth, 1865-1915.

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The architectural descriptions that follow are organized chronologically by building type. Examples of residential structures, which comprise the majority of nominated properties, are discussed first. Mill buildings are then discussed, followed by public, ecclesiastical, and commercial structures--primarily 20th century examples.

Federal Period (1780-1830)

While North Adams experienced European settlement during the colonial period, including lumber and grist mills established on a northern branch of the Hoosac River in the 1770s, no visible remains of this early industrialization have survived. A great flood of 1780 destroyed much of the settlement. Survivors began anew along the banks of the north branch--known as the North Village. The only known building still standing from this period is the Old Meeting House, built in the North Village in 1782 and later moved to its present location at 33 North Church Street (#301). As a simple, gable-roof structure of post-and-lintel construction, the building is typical of the period, but it has been so altered that its exterior now bears little resemblance to its original appearance.

The brick building at 33-35 Eagle Street (#214), near the present central business district, may date from ca. 1816 and is the best surviving example of late Federal-period architecture. The segmental arch windows, lunette in the gable, and thin, simple cornice are vernacular interpretations of the Federal style.

The Crowley House, 365 West Main Street (ca. 1830, #326), despite its asbestos siding, is a rare survivor in western North Adams of the transition from Federal to Greek Revival styling. In plan, the house reflects the Greek Revival: full pedimented gable to the street, and two flanking wings. There are three entrances, all trabeated with Doric pilasters supporting entablature, and Greek fretwork surrounds the main entrance. The gable end's delicate lunette and the thinness of the moldings throughout the exterior structure are suggestive of the Federal period.

Early Industrial Period (1830-1870)

The first important period of mill construction in North Adams began in the late 1820s. The resulting accelerated development of the town coincided with changes in architectural tastes, as the Greek Revival style began to replace the Federal style. A number of fine examples of the Greek Revival survive in North Adams. Blackinton, located in the northwestern part of the city, still retains the appearance of an early mill community and has several examples of the style. In the Blackinton Historic District, a row of five buildings are

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important surviving examples of Greek Revival-style mill housing. Probably constructed in the 1840s, these structures (1406, 1414 [#281], 1422, 1428 [#283], and 1434 Massachusetts Ave.) all follow the same plan, differing only in architectural detail. The more substantial character of these houses suggests that they were probably constructed for managers or skilled workers. 1434 Massachusetts Ave., for example, features pedimented gable ends, corner pilasters, and a trabeated entrance surround.

In the Monument Square Historic District, constructed in the 1830s as a residence, 28 Eagle Street (#203) is an exceptional example of the Greek Revival style. The wide entablature and full pediment supported by Doric pilasters in both gable ends are unusually well proportioned. The triangular window in each tympanum is a distinctive feature of the structure's design. Originally facing North Church Street, the building's ground-story shop on the Eagle Street side was added beneath the rear of the building ca. 1850, when that street was widened.

The William B. Sherman Farm, 1072 State Road (ca. 1820-1830, #300), is one of several early structures that have survived on the outskirts of North Adams. The Sherman Farm's five-bay-wide facade suggests the traditional Federal-period house plan, but its decorative details reflect a later stylistic period. Greek Revival-style Doric corner pilasters support an entablature with full pediment on each gable end. The building received a full-width Italianate-style verandah some time after the Civil War. The land on which the farmhouse stands was originally part of Williamstown, joining North Adams in 1900.

At 568 West Main Street, the Wells House (ca. 1840, #322) is an architecturally distinguished example of the Greek Revival style. The building is five bays wide, with a central entrance, and is set on a low rise facing north. Attenuated, incised Doric pilasters delineate each bay on the north, east, and west elevations. Gable-end pediments are fully enframed, and a broad frieze delineates the cornice. Four pilasters, 3/4 sidelights, and a transom ornament the main entrance, which is capped by a broad, flat entablature.

North Adams' growth accelerated in the 1840s and 1850s. In 1845, the first rail link was formed between North Adams and Pittsfield. Between 1850 and 1875, many of the buildings originally constructed in the center of the village were torn down or moved to other locations. The Greek Revival-style house at 128 Pleasant Street in the Church Street-Cady Hill Historic District was moved from the northeast corner of Main and North Church Streets in the early 1860s.

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By the 1850s, the Italianate style, popular elsewhere in Massachusetts for over a decade, had arrived in North Adams. At first, the elaborate ornamentations of the Italianate were imposed on more traditional Greek Revival or Federal-style buildings. The aforementioned William B. Sherman Farm, with its Italianate verandah, is one example.

A number of other houses, built at mid century, illustrate the impact of Italianate styling on otherwise late Greek Revival structures. These buildings form a highly distinctive regional cluster. For example, the William Blackinton House, 1391 Massachusetts Avenue (1832, #291) and the First Sanford Blackinton House, 1431 Massachusetts Avenue (1846, #293), both in the Blackinton Historic District, are five-bay-wide, end-gable structures, with closely set paired Italianate brackets supporting the cornice both of the main block and single-story entry porch. A full pediment with small rectangular window in each tympanum marks each gable end. At each corner are Doric pilasters, and the main entrance is trabeated with sidelights and a transom. A similar structure elsewhere in North Adams is the Eber Sherman Farm, 1072 State Road (ca. 1850, NR 1983). Unlike the other two buildings, the Sherman Farm retains octagonal Gothicized columns supporting its portico.

An American architect who contributed much to the popularization of both Gothic Revival and Italianate architecture was Alexander Jackson Downing. Beginning with Cottage Residences in 1842, Downing advocated the concept of a picturesque country residence ornamented in Italianate, Gothic, or other exotic modes. North Adams contains one important example of a house based on a Downing design, the board and batten Monroe Temple House, 1315 Massachusetts Ave., in the Blackinton Historic District. Constructed in 1858, the house was based on Design XVI, a "Bracketed Farm House of Wood," which appeared in Downing's 1850 publication, The Architecture of Country Houses. The Temple house differs from Downing's design primarily in that the windows, brackets, and porch all receive more elaborate treatment suggesting the Italianate style. The basic design, including the floor plan, was, however, originally the same. Even the large tree-filled lot suggests the naturalistic landscaping recommended by Downing in his books. The Monroe Temple House is an example rare in North Adams: local architecture directly influenced by a nationally known publication.

Following the end of the Civil War in 1865, North Adams began its period of greatest development, which lasted into the early part of the present century and determined the architectural character of the city. The Italianate style, with which local builders had experimented so timidly in the 1850s, became an important fashion. Along with the equally popular Second Empire style, Italianate designs continued to be built until around 1880. A number of Italianate-style residences scattered throughout North Adams display a

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decidedly regional character and are a valuable local resource. Typically, these buildings are three bays wide, with a side entry sheltered by a bracketed portico. A shallow, hipped roof supported by brackets surmounts the building, which is square in plan and may have ell's extending back behind its rear facade. A one- or two-story polygonal bay with bracketed cornice may project from the side facade. Windows are simply enframed. Examples include the Charles O. Hall House, 183 Eagle St. (ca. 1850, Freeman's Grove Historic District, #168), Potter House, 37 Wall Street (ca. 1865, Church St.-Cady Hill Historic District, #81), Charles Browne House, 932 Church Street (1869, #325), Ingalls House, 21 Cherry Street (1868, Church St.-Cady Hill Historic District, #94), George Hopkins House, 4 Church Hill (1870, #304), W. A. Hopkins House, 1349 Massachusetts Ave. (1872, Blackinton Historic District, #289), Armstrong House, 60 Brooklyn Street (ca. 1875, #229), and the Witherall House, 189 Eagle Street (1883, Freeman's Grove Historic District, #169).

The Second Empire style, characterized by a mansard roof, was extremely popular in thriving North Adams after the Civil War, particularly for the homes of mill owners and factory managers. The Second Sanford Blackinton mansion, (1865, #1), sited prominently at the intersection of Church and Main Streets, is the most outstanding example of Second Empire styling in the region. The tower, although somewhat out of scale with the rest of the building, dominates the perspective east on Main Street. Constructed of brick with brownstone trim, the house is elaborately ornamented with a mansard roof and neoclassical details typical of the style. The fact that an out-of-town architect, Marcus Fayette Cummings of Troy, New York, was hired to design the building suggests a new sophistication in the mill owners' display of their wealth and indicates also the effect of extended commercial contacts between North Adams merchants and the larger cities of New York and Massachusetts. Now the public library, the luxurious mansion was built by Sanford Blackinton, one of North Adams' most successful mill owners. With his home's construction, Blackinton began a trend away from the paternalism of North Adams' industry before and during the Civil War, with owners living with their employees in compact communities close by the mills.

Architect Cummings' lead was followed by other local builders, who erected other Second Empire houses in town--for instance, the Vadner Estate, 140 Pleasant Street (1874, #65). Designed by local architect Frank Davis, the Vadner house has a mansard roof, oculus dormers, and a corner tower (the latter a common trait in mid-late 19th century North Adams houses). Unlike the Blackinton Mansion, this estate has a low, concave roof. The building is 2 1/2 stories in height. Its cornice is bracketed and its fenestration includes paired windows with flat, bracketed pediments.

The R. J. Walden House, 169 Pleasant Street (ca. 1870, #73), architect unknown, is 1 1/2 stories high, with a bracketed, flat-roofed tower

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incorporated into its mansard roof. Modest in size and scale, the Walden House nonetheless has some of the detailing found in more elaborate examples, such as paired, pedimented windows in the tower and hooded dormers.

Other modest examples include the rowhouses at 139-141 Church Street known as the Davis-Clark-Waters Building (1872, #33) after its three local architects. Rising 2 1/2 stories above a raised basement and containing six apartments, the building has recessed dormers set into a polychromatic slate mansard roof. Window treatments include broad, flat lintels on the upper two stories and deep overhanging pediments on the main story.

Polychromatic slate roofs were common in late 19th century North Adams and remain a distinctive aspect of the city's architecture.

Late Industrial Period (1870-1915)

The Depression of 1873 hit North Adams late, just about the time the Hoosac Tunnel, linking Boston and the east with the isolated northwestern portions of the state, opened to traffic, and it slowed all economic development. The architectural consequence of these economically depressed times immediately following the opening of the tunnel can be seen in the lack of buildings in North Adams that date from 1875-1879. This is true in the construction of factories, commercial buildings, and residences alike.

By 1879, the economy revived, and so did the building trades. In the last two decades of the 19th century, builders fashioned the Victorian character of many of North Adams' historic neighborhoods. Both the Italianate style, with its wide eaves, square massing, cupolas, and brackets, and the mansard-roofed Second Empire style, lost their popularity. In their place, Queen Anne, Shingle, and Stick Style houses began to appear in every part of the city. Victorian-era houses, elaborately detailed, form the bulk of North Adams' building stock.

In North Adams, the Queen Anne style was characterized by a band of fish-scale shingles separating the first and second stories and by yet another kind of shingles in the gable ends. North Adams' Queen Anne style also included the ubiquitous towers and turrets visible from every angle in the city.

Large, stylish Queen Anne-style homes as well as more humble examples are found particularly in the Church Street-Cady Hill Historic District. Some are constructed of brick--for example, the W. H. Whitman House, 129 Church Street (1881, #32). Others are partly brick, partly wood, such as the E. B. Penniman House, 99 Church Street (1881-1894, #29), while many are of all-wood construction, including the Jeremiah Wilbur House, 108 Church Street (ca. 1869, #2). All feature the lively surface details, asymmetrical massing, and corner towers common to the style.

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Two particularly notable examples, both the work of architect Marcus Fayette Cummings, combine brick with wooden shingles, porches, and other decorative details to create substantial, dynamic Queen Anne-style residences--the A. W. Hodge House, 116 Church Street (#3) and its neighbor, the Walker House, 124 Church Street (#4). Both were erected in 1882. Cummings' lively designs use polychromatic brick and granite trim, segmental-arched windows, sawn dormer hoods, and tall decorative chimneys to embellish houses of irregular plan and massing, complete with turrets. Both houses were built for locally prominent businessmen. Boston-based builders and bricklayers were responsible for the houses' actual construction.

The Sykes House, 521 West Main Street (ca. 1890, #323), is an intact example of the Queen Anne style that displays some features unusual for North Adams. The building's massing and plan are more compact, with fewer projecting gable ends, than is usually found in the city, even on smaller Queen Anne-style dwellings. Nevertheless, there are a number of fine details: turned posts and decorative grillework on the small porch, a paneled brick chimney ornamented with terracotta designs, and incised floral patterns in the lintel above each window. The house was built by Porter & Hannum, one of North Adams' leading builders in the late 19th century, and may have been a pattern-book design.

The Stick Style, somewhat less curvilinear with steep, gable roofs and extensive use of stickwork delineating rectangular zones of clapboarding, was equally popular. Again, the Church Street-Cady Hill Historic District, home to many of North Adams' wealthy industrialists, served as the site for a number of high-style examples. The C. H. Cutting House, 182 East Main Street (1881, #49), was the work of architect Rufus Russell of New Haven, Connecticut. Built of wood, elaborately detailed, and prominently sited on a hillside above Sanford Blackinton's mansion, the Cutting House was an appropriate home for its owner, a clothing store entrepreneur. The building exhibits such typical Stick Style elements as strongly projecting eaves and large peak brackets, clapboard siding overlain with stickwork and decorative panels, and scalloped shingles on the steeply pitched roof. Like Queen Anne-style examples, the Cutting House is of asymmetrical mass and plan. It has recently been repainted in a polychromatic color scheme inspired by the 19th century. Its interior retains original woodwork, marble fireplaces, and stained glass.

The H. T. Cady House, 144 Church Street (ca. 1890, #7), is another noteworthy example of the Stick Style, and is said to be the work of architect Stanford White of New York. It too has a richly embellished exterior, composed of an intricate pattern of shingles, horizontal bands of clapboarding, and flush

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vertical boards. Porches on both first and second stories enliven the facade still further, and starbursts mark entry porch pediment and separate two front gable windows. The asymmetrical interior is equally well detailed.

The eclecticism of the Shingle Style was also popular with North Adams builders. Shingles unify exteriors enlivened by porches, elaborate chimneys, turrets, and a variety of gables. The Lawrence House, 53 Cherry Street (ca. 1893, #95), is one such residence; its facade features two stories of colonnaded porches, one with projecting semicircular balcony and a conical roof-topped tower. The W. G. Cady House, 173 Church Street (ca. 1890, #36), is a fine example of the Shingle Style/Colonial Revival style, with columned verandah, hipped dormer with recessed balcony, and palladian windows in the gable peaks.

Two of North Adams' main residential neighborhoods possess more modest variations of the high-style designs found in sections of the Church Street area. Built in the last two decades of the 19th century, these residences constituted infill in the midst of the Church Street area and an entirely new development in Freeman's Grove, north of the Hoosac River. In many instances ornate styles have been interpreted by local builders for less expensive homes. The frequent use of porches with turned woodwork, novelty siding, and corner towers provided a stylistic link to the more elaborately designed homes. For example, Cherry, Pleasant, and Holbrook Streets in the Church Street-Cady Hill Historic District are lined with middle class homes of this period, while the Freeman's Grove Historic District contains tenement houses and duplexes of the same idiom.

Examples of more modest expressions of these quintessentially Victorian styles include, in the Church Street-Cady Hill Historic District, the Isbell House, 200 East Main Street (Stick Style, ca. 1880, #53); the Winchell House, 40-42 Holbrook Street (Queen Anne/Stick Style, ca. 1881, #82); 68 Cherry Street (Stick Style, 1888, #92); the S. H. Fairfield House, 162 Pleasant Street (Stick Style, 1890, #66); the Lemoine House, 188 Pleasant Street (Stick Style, 1890, #68); 219 Church Street (Queen Anne, ca. 1890, #42); 211 Church Street (Queen Anne/Stick Style, ca. 1890, #41); the Boland House, 242 Church Street (Stick Style, ca. 1890, #17); the Whitney House, 37 Holbrook Street (Stick Style, 1890, #83); and 229 Church Street (Stick Style, ca. 1892, #42B). Contractors, bookkeepers, tailors, candymakers, and shoemakers were among those who lived in these well-built, finely detailed residences.

In Freeman's Grove, a neighborhood housing mill workers and shopkeepers, duplexes and multifamily homes prevail. Here, too, Victorian eclecticism is visible in the variety of detailing and plans of the area's residences. Among them are the Tower House, 201 Eagle Street (Queen Anne, ca. 1880, #170);

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Slattery Tenements, 36-38 North Holden (Stick Style, ca. 1880, #188); the Charles Peach House, 39 Hall Street (Stick Style, 1884, #178); the Warner House, 87-89 Hall Street (Stick Style, ca. 1890, #180); and the Sullivan Tenement, 60-62 North Holden (Stick Style, ca. 1895, #189). The latter is one of three identical tenements perched at the top of the hill overlooking the Hoosac River.

Millwork, either locally made or ordered from a mail-order catalog, embellished porches and gable ends throughout the Freeman's Grove neighborhood. The Peach house, home of a manufacturer and member of the Board of Assessors, was based on a design obtained by mail from the George F. Barber Company of Knoxville, Tennessee. With its large verandah, second-story porch, and multiple gables decorated with vergeboards, pendants, flashed glass, and fan-shaped brackets, it is one of the most ornate and distinctive residences in the district. Other houses in the neighborhood clearly show the influence of the Peach house, including 29 (ca. 1888-1894), 39 (ca. 1890-1894), and 45 (ca. 1890-1894) Bracewell Avenue; the C. T. Phelps House, 45 Hall Street (ca. 1890-1892); and the J. Smith House, 26-28 Chase Avenue (ca. 1892-1894).

By the close of the century, mill owners had also built a number of multifamily row houses north of the Hoosac River. This cheap housing for mill workers includes buildings such as the McConnell Block, 5-17 North Holden Street (1888, #220) in Freeman's Grove and the Hathaway Tenement, 311-321 River Street (ca. 1850, #257), both simple, unadorned, multifamily dwellings, one to two rooms deep. The latter structure is the only example of pre-Civil War factory housing in North Adams (its porches are an early 20th century addition), while the former is one of a number of similar late 19th century rowhouses.

By the 1890s, the introduction of the Colonial Revival style further expanded the architectural vocabulary of local builders. This style, like those of the high Victorian period, was used in both lavish mansions and modest dwellings. By the beginning of the 20th century, mill production had slackened and the amount of new construction diminished substantially. Nevertheless, North Adams possesses a number of well-detailed Colonial Revival-style homes, several belonging to mill owners. The home of A. C. Houghton (now the Masonic Temple, 172 Church Street [1897, #11]), first mayor of North Adams and owner of Arnold Print Works, designed for him by Pittsfield architect Henry Neil Wilson, is an example. It is characterized by tripartite palladian windows, oversized finely carved fluted Tuscan columns supporting a pedimented porch, a frieze ornamented with swags in low relief, and Spanish-tiled hipped roof. A similar house at 149 Church Street, the W. A. Gallup House (ca. 1894, #34), home of a mill director, is also thought to be the work of Wilson.

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Somewhat smaller, but nevertheless well-detailed and proportioned, are examples in the Church Street-Cady Hill Historic District, including a trio on Cherry Street: the Carlisle House, at #73 (ca. 1900-1904, #96); the Gardner House, #81 (ca. 1894-1900, #97), and the Flood House, #85-87 (1898, #98). All three housed wealthy North Adams businessmen and their families.

Freeman's Grove also boasted a few examples of the Colonial Revival style. Houses at 164-166 Bracewell Avenue (1896), 1-3 Brooks Terrace (ca. 1894-1900), and 7 Brooks Terrace (ca. 1894-1900) all exhibit some aspects of the style.

The Boardman, 39-53 Montana Street (ca. 1899-1901, #249), is the city's best example of middle-class rowhousing, and a fine representation of the Colonial Revival style. The work of locally prominent architect Edwin T. Barlow, The Boardman is distinguished for its detailing--including diamond-paned lights and simple vergeboard--and for its plan, which includes individual townhouses entered through recessed, round-arched doorways set beneath Tuscan-columned porches. Two octagonal towers sit at either end of the building. Originally of brick and granite construction on the first floor, and clapboard on the second, the building has regrettably been partially obscured by asbestos siding. Granite block trim is still visible throughout, however.

The campus of North Adams State Normal School (now North Adams State College) was established during the Colonial Revival's peak of popularity, and both the campus and the residential neighborhood around it--nominated to the National Register as the Normal School Historic District--display fine examples of the style. The yellow brick Principal's House, Church Street, built ca. 1894-1897 and designed by H. Neil Wilson, has a large columned portico on the north facade typical of Colonial Revival design. Also typical are the fanlights in the gables. Murdock Hall, the large classroom building to the west and north of the Principal's house, also has the classical detail of the period.

Several private residences in the district are also in the Colonial Revival style. The Ashe House, 418 Church Street (1897, #21), is a massive building distinctive for its oversized classical details, including a broad front facade that contains an oval cameo window in the attic gable, palladian window, and elliptical entry porch. Farther north is the Richmond House, 376 Church Street (1892, #19), a large building with cross-gambrel roof, elliptical windows, and a balcony over the front porch.

Perhaps the last significant residence built during North Adams' years of growth and prosperity is the Archer H. Barber House, 18 Cherry Street (1906, #88), the best example of the Arts and Crafts style in North Adams. The house, with its rough-hewn stone first story and heavily timber-framed second story, topped by exposed rafters and deep eaves, appeared in Gustav Stickley's The Craftsman.

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Early 20th century North Adams experienced little residential building. An exception is a group of small bungalows along Windom Terrace in the Church Street-Cady Hill Historic District.

Nonresidential Buildings

North Adams' mills shaped the city's development, and many of those built in the 19th century are still standing. Mill construction in North Adams began along the Hoosac River in the 1790s and essentially ended by the 1920s. The Italianate style can be seen in North Adams' earliest surviving intact mill building, the Norad Mill, 60 Roberts Drive (1863, with ca. 1895-1904 additions, #317). Built of brick, the mill has ranks of windows framed by segmental arches and crowned by a corbelled brick cornice. Its steep-pitched gable ends contain long, round-arched windows. Later additions to the mill echoed its Italianate detailing. Postwar examples include the Arnold Print Works (now Sprague-Marshall Street), 87 Marshall Street (1872, with ca. 1881-1903 additions; #219 1/2), the Johnson Manufacturing Co. (now Sprague-Brown Street), 65 Brown Street (1872, with ca. 1879-1880 and 1892 additions, #259 1/2), and the Windsor Print Works, 121 Union Street (1872, with 1897 additions, NR 1973). The earliest portions of all three display the corbelled brick cornice, recessed windows, and low-ranked gable roof typical of contemporary industrial buildings elsewhere in Massachusetts. The Johnson Manufacturing Company's office is said to be the work of Marcus Fayette Cummings.

Between 1890 and 1910, the mills began to feel the squeeze of North Adams' limited building space. In response to the need for more room, some owners chose to expand their buildings by adding extra stories. The third story of Building No. 1 at the Arnold Print Works on Marshall Street is an example of such expansion. All the mills underwent periodic enlargements with generally indistinguishable additions. Mill construction between 1880 and 1890 is noteworthy because an effort appears to have been made to retain features of the old mills in the design of new ones. New buildings and additions to old ones were compatible in scale and material to earlier structures. Although minor distinctions appear such as simpler cornices, larger windows, and pilasterlike piers, the overall character of the masonry structures was retained.

Churches, like the mills, play a special role in establishing the architectural character of North Adams. Seven of the city's churches are clustered at the east end of the commercial district at Monument Square. These religious edifices provide an interesting transitional zone between the business district and the residential neighborhoods that fan out to the east

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and south, and their steeples dominate the city's skyline. All were built after 1860, and most are typical of 19th century religious construction, displaying aspects of the Romanesque and Gothic Revival styles. All are the work of architects from outside North Adams. St. John's Episcopal Church, 59 Summer Street (1868, #305), Notre Dame Catholic Church, and St. Francis Catholic Church, 97 Eagle Street (1869, #127) are designed with Gothic ornamentation. The Congregational and Baptist Churches, both located on Monument Square, are in the Romanesque Revival style.

One of the most exceptional churches in the Monument Square Historic District is the Universalist-Unitarian Church on Summer Street (#110), designed in 1893 by H. Neil Wilson. Constructed of thin Roman brick and decorated with foliated terracotta detailing, the building has a central pavilion with classical details, flanked by a low square tower to the west. It is an original combination of classical motifs with typical late 19th century decorative details. Glazed terracotta sunflower capitals suggest the natural leaf and flower forms of the region. The flashed glass and the different varicolored brick bands of the building's facade are part of the period vocabulary. Typical of late 19th century construction techniques is the use of very expensive details on the church's facade, while the rear and sides of the building, which are not visible from the street, are quite plain and use the cheaper materials often found on local factories.

The Neo-Gothic First Methodist Church of 1929 has flamboyant window tracery, pinnacles, and crenelated tower, making it a fine example of the style.

The Union Church, 1379 Massachusetts Avenue (#290), was built ca. 1871 to serve the Blackinton mill community by the owners of the village mill, the Blackinton family, in 1871. The chapel is a clapboard edifice that discreetly mixes the flat boards of the Stick Style with the pointed arches of Gothic design. The medieval sources of both styles are clearly evident in this wooden frame structure, which has lost its steeple. Across the road, at 1436 Massachusetts Avenue, St. Andrew's Chapel (1905, #285) is a stucco-clad Tudor Revival-style church built some 30 years later, also with Blackinton family sponsorship. It serves the Episcopal denomination.

The growth of the mill industries led to the development of the city as a regional commercial center for the Berkshires. Commercial buildings erected after the Civil War used the Italianate style. The small structure at 19-21 Eagle Street, the Tower Block, (1869, #211), represents the standard features of Italianate commercial architecture as it was employed all across the country. This style consisted of a decorative cornice with brackets and elaborate drip moldings over the upper-story windows. Also on Eagle Street is one of the most unusual commercial buildings in North Adams, the Flatiron

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Building, also known as the Hayden Block, 38-44 Eagle Street (1830, 1852, #205). Located at the corner of Eagle and North Church Streets, its shape conforms to the unusual lot, presenting a "flat-iron" appearance in which the Italianate-style details are of secondary interest.

In contrast, a number of ornate brick retail establishments were erected shortly after the Civil War. The imposing First Blackinton Block, 6-40 Holden Street (1873, #197), with its block-long storefront displaying decorative cornices, brackets, and window caps, is an outstanding example of the Italianate style in commercial usage. Designed by architect Marcus Fayette Cummings, the building bears the architect's signature. The cornices at the top of the building and above the shop fronts have large paired brackets with incised designs characteristic of this architect's work. Cresting cut in unusual diamond-shaped patterns appears directly above these cornices. Equally characteristic of Cummings' designs are the round pediments above the second- and third-story window cornices, which contain a sunburst motif.

The sustained growth of North Adams' mills and factories through the last quarter of the 19th century naturally spurred new building in the city's commercial district. At 30-36 Eagle Street, Tower and Porter built their large, four-story apartment and commercial building in 1886 (#204). Its carved limestone lintels and broad, ornate cornice, demonstrate how even the simplest structure could be embellished with the decorative patterns of the period. On the north side of Main Street between Eagle and Holden Streets, nearly the entire block was replaced with new buildings, all part of the Monument Square Historic District.

Among these new buildings was the Romanesque Revival Hoosac Savings Bank, 93-99 Main Street (#193). Built ca. 1884, it is remarkable for its Roman brick, terracotta frieze, and the carved grotesques that form the capitals of the clustered columns between the third-story round-arched windows. Another new building in this same row was the southern section of the Second Blackinton Block (1888) on the corner of Holden and Main Streets. It is a simple Romanesque Revival commercial structure with round-arched windows and entrance, a foliated corner column (defaced by sandblasting and covered by a sign), and decorative terracotta plaques typical of the period. The outstanding feature of the structure is, however, not visible from the street. A carved staircase leads from the second hall to a bright, third-story landing lit by a large skylight.

Two buildings in this same commercial row are noteworthy examples of late 19th and early 20th century skyscraper construction. They are the Dowlin Block, 101-107 Main Street (#194), built shortly after 1897, and the New Kimball Building, 85 Main Street (#195), built in 1902. Both structures manifest the

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base, shaft, and capital of skyscraper design. The New Kimball Building shows this pattern in the shop and mezzanine section that form its base, in the four stories of offices that constitute its shaft, and in the attic windows, the cornice below them, and the wide bracketed cornice above them, which are the skyscraper's capital. Above the upper cornice appears a large swan's neck pediment, a curious anachronism characteristic of 18th century Connecticut Valley door surrounds. It is a Colonial Revival-style detail, as are the decorative swags of the frieze.

The Empire Building, 49-61 Main Street (ca. 1890, #198), the Gastlick Building, 73-79 Main Street (1894, #196), St. Joseph's School, 68 Eagle Street (1886, NR1983) and the Drury High School, now Middle School, North Church Street/East Main Street (1915), all display a rigid symmetry and classical ornamentation.

The Art Deco-style Mohawk Theater, 111 Main Street (1938), is one of the few commercial buildings erected in North Adams during the Depression. The theater's facade features simple geometric patterns in its limestone lintels and narrow bands along each side of the facade.

#### METHODOLOGY

An historic building survey of North Adams, conducted by the Hoosac Community Resources Corporation in 1978, laid the groundwork for this nomination. Further research was conducted by Herschensohn and Reed Associates in the preparation of the North Adams Historic Preservation Plan in 1980. During the years 1972-1982, three historic districts and four individual properties were nominated to the National Register of Historic Places. These nominations were variously prepared by the Massachusetts Historical Commission, Hoosac Community Resources, the North Adams Office of Community Development, and James Parrish of the Berkshire County Regional Planning Commission. The nomination of additional historic districts and individual properties was recommended by Herschensohn and Reed Associates in their preservation plan. These recommendations provided the basis for the present nomination. Working with the Office of Community Development (in particular, Barbara Bashevkin and Marsha Goldstein) and the Massachusetts Historical Commission, the consultants reviewed these recommendations and conducted further primary research in order to ensure that the list of National Register eligible properties was comprehensive.

Six historic districts and 18 individual properties (a total of 352 properties) are included in the Multiple Resources of North Adams, Massachusetts. Of these, three historic districts and four individual properties have previously been listed in, or nominated to, the National

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Register of Historic Places. They are the Monument Square-Eagle Street Historic District, listed 1972; Freightyard District, listed 1972; Church Street District, listed 1983; Beaver Mill, listed 1973; Windsor Print Works, listed 1973; Hoosac Tunnel, listed 1973; and Eber Sherman Farm, 1010 State Road, listed 1983.

This nomination incorporates three new districts (Blackinton, Freeman's Grove, and Normal School) and 14 individual properties. Also, additions are proposed to the Monument Square-Eagle Street and the Church Street districts, with appropriate changes of the names of these districts to respectively, Monument Square District and Church Street-Cady Hill District.

ARCHAEOLOGY

Prehistoric Archaeological Potential

Only one site is currently listed in the Massachusetts Historical Commission inventory (19-BU-92), a late Archaic component located on the north side of the Hoosac River. Little additional information on prehistoric occupation within the town is available. Based on environmental factors as well as patterns of occupation elsewhere in Berkshire County, site potential is high. Areas of primary sensitivity include well drained terraces along the Hoosac River, north Branch and major brooks. There is also a high probability for small sites and rock shelters in upland portions of the town.

Historic Archaeological Potential

While few historic archaeological sites have been identified within the town, the potential for archaeology to contribute to an understanding of the community's growth and development should be considered high. Among the areas considered sensitive are the site of Fort Massachusetts (1745 to ca. 1775) and the initial area of settlement and mill development along the North Branch which was destroyed by the 1780 flood. In addition to documentary buildings no longer extant, significant archaeological potential also exists around many of the standing structures identified in the nomination. Occupation related features such as privies, refuse pits and wells, provide a means for tracing the changing economic, social and cultural character of the community in detail.

## 8. Significance North Adams Multiple Resource Area, North Adams, Massachusetts

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input checked="" type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input checked="" type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input checked="" type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
				community development

Specific dates 1739-1930 Builder/Architect various (see individual development forms)

### Statement of Significance (in one paragraph)

The North Adams Multiple Resource Area contains the historic and cultural resources associated with the city's development over the past 250 years. The major themes and periods of significance identified for North Adams trace its evolution from 18th century frontier outpost to flourishing industrial city in the 19th century to the decline, in the present century, of those very industries that prompted the city's rise. The physical record of this development is embodied in the 352 properties--14 individual structures and five districts--accompanying this nomination. The majority of the resources are from the second half of the 19th century and represent North Adams' years of greatest prosperity. Most are clustered along or near the Hoosac River, the waterway that powered the city's mills. Residences, mills, commercial buildings, and churches all signify the period when the thriving textile industry and related manufactories led to substantial expansion throughout the city. Lavish mansions, middle-class single family homes, and densely set clusters of workers' housing, all illustrate this development. Other properties reflect North Adams' early growth and later development. The North Adams Multiple Resource Area retains integrity of setting, design, location, materials, workmanship, feeling, and association, and fulfills Criteria A, B, C, and D of the National Register of Historic Places.

All important periods of the city's development are represented by structures included in this and previous nominations (a list of those North Adams properties already listed on the National Register is included in the Methodology section of this nomination). Buildings constructed prior to 1860 figure prominently in the Blackinton Historic District and on Eagle Street in the Monument Square Historic District. Several early 19th century farmhouses are also included in the nomination. Most architecturally or historically significant buildings, however, date from the major period of North Adams' industrial development, between 1865 and 1915. Architect-designed churches and commercial buildings dominate the city center in the Monument Square Historic District, and several individually nominated mills represent the important manufacturing enterprises. Remnants of the city's important railroad history make up the Freightyard Historic District, which was listed on the National Register in 1972 and for which no changes are proposed herein. The Church Street-Cady Hill Historic District contains a variety of ornate houses built by mill owners and merchants during the last half of the 19th century. In the northern half of the city is the Freeman's Grove Historic District, an intact

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development of single-family homes, duplexes, and tenement houses constructed between 1887 and 1900. Across town, in the southern half of the city, is the Normal School Historic District. This small residential area dates to the late 1890s and is located around the former Normal School (now North Adams State College), another important part of the city's development.

1739-1824

North Adams, Massachusetts, is located in the northwestern corner of the state in Berkshire County. The Hoosac River, bisecting the city from west to east, shaped the city's earliest development. Over time, the river had carved out a valley flanked by steep hills. That valley was of strategic importance to the first European settlers in the area, who were responsible in 1745 for the construction of Fort Massachusetts, along present-day Route 2 near the Williamstown line. The earliest settlers recognized the area as a source of industrial power, particularly along the river's northern branch. Settlement concentrated on the uplands, however, perhaps because of the river's frequent flooding.

First surveyed in 1739, the township included the present town of Adams and city of North Adams, and was eventually named East Hoosac. As originally surveyed, East Hoosac was seven miles long (north/south) and five miles broad (east/west), a perfect rectangle imposed upon an irregular terrain. Shortly after the survey, during hostilities between the English and French settlers that began in the 1740s, a series of forts was constructed in western Massachusetts to guard against French and Indian incursions. Fort Massachusetts, built in 1745 in a narrow part of the valley, protected the northern route through East Hoosac. The fort was destroyed by enemy attack in 1746, but it was rebuilt in the following year and, garrisoned by a hundred men, withstood a second attack in 1747-1748. By the end of the hostilities in the early 1760s, the fort had begun to decay, and it was almost completely dismantled by the time of the Revolutionary War.

In 1760, the Commonwealth of Massachusetts sold East Hoosac to three men--Nathan Jones, John Murray and Elisha Jones--upon the condition that they develop the area, also known as Settling Lot Number 24. Israel Jones, son of one of the proprietors, moved to the northern portion of the township to oversee the property. By 1778, when the town was incorporated and the name of East Hoosac was changed to Adams, the population numbered four to five hundred people. The town was named in honor of Revolutionary War patriot Samuel Adams.

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Three primary roadways had been laid out in North Village--later North Adams--by the 1780s: East Road (now Church Street), Main Street (perpendicular to East Road and an extension of the Mohawk Trail from the east), and Center Street, now Eagle Street. By 1782, the remote community had its first meetinghouse on Church Street, 38 feet long and 30 feet wide. The building was moved in 1795 to the edge of present-day Monument Square and the site of the Baptist Church (1879). In 1829, the meetinghouse was again moved to its present site on North Church Street, behind the Baptist Church, and converted to residential and commercial use. The building has been covered with stucco and half timbering and no longer retains integrity. Despite the presence of a meetinghouse and a cluster of homes, North Village by the close of the Revolution remained essentially a struggling frontier community.

North Adams' first settlers recognized the industrial potential of the Hoosac River, especially in the northern portion of the township where the farmland was poor. They used the dense stands of pine and white oak that grew on the Hoosac's floodplain as an early staple of local trade. Taking advantage of the river's power resource, Oliver Parker, Giles Barnes, and others constructed lumber and grist mills along the banks of the north branch in the 1770s. Although these mills were destroyed by a catastrophic flood in 1780, they were repaired or rebuilt by other settlers of North Village. The export of high-quality pine lumber became the first industry in the area, and lumber mills continued to operate into the 19th century. North Village quickly acquired the sobriquet "Slab City," because dealers sent their best lumber to market, saving their scrap material to build buildings and fences at home.

During the last decade of the eighteenth century, additional industrial enterprises were begun, including a blacksmith shop, a fulling mill, an establishment to manufacture cut nails, a brickyard and, in 1799, a furnace for producing iron ore. In 1801, Jeremiah Colegrove, a settler from Rhode Island, introduced into his grist mill machinery for carding wool. That same year David Estes, another Rhode Islander, built a mill for carding and dressing cloth. Although not yet equipped with power-driven looms, these mills represented the beginning of the textile industry in North Adams.

The North Adams settlers from Rhode Island, most of whom were Quakers, drew upon the experiences in their home state in the

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development of power looms. The first textile factories in this country driven by water power were established in Rhode Island in the 1790s. Consequently, when Jeremiah Colegrove and Giles Tinker built the first brick-constructed mill for carding and spinning wool (located on the south side of the Hoosac River, near present-day Marshall Street, demolished 1857) in 1811, they travelled to Rhode Island to obtain the necessary information and tools to mechanize their plant. Tinker erected a second brick mill on the Hoosac River, the Eagle, in 1813. These first power-driven mills had gable roofs, monitor windows, and small cupolas patterned after the Rhode Island prototypes. Both were constructed in the years before and during the War of 1812 when the suspension of trade with Great Britain stimulated the development of American industry. However, when the war ended and trade resumed, many American businesses found it difficult to compete with the more efficiently produced English goods, and growth of industry in North Adams, as in the rest of New England, slowed.

North Adams' early development was also hindered because, although the north village had access to western markets via the Hoosac Valley and the Hudson River, the town was effectively cut off from the eastern portion of the state by the Hoosac Mountain range. More significantly, the lack of capital available during the first quarter of the nineteenth century thwarted the expansion of local industries.

None of North Adams' earliest brick mills survive--although the Eagle Factory burned as recently as the mid 20th century. Few other structures are standing that can be clearly dated prior to 1825. One of the earliest remaining structures is a brick building, now in commercial use, at 27 Eagle Street, which retains some late Federal features in its detailing.

1825-1860

In the late 1820s and early 1830s, North Adams began to make more substantial progress in its industrial development. Around 1828, Giles Tinker, one of the Rhode Islanders responsible for the first power looms in the village, built the first cupola furnace, near present-day Main Street, for manufacture of cast-iron factory machinery, and Caleb Turner started the first cotton print works, the Gould Mill, near Union Street south of the river (demolished 1862). Between 1825 and 1835, several large mills were begun in the areas known as the Beaver (sited in a narrow, high gorge along the

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northern reaches of the Hoosac River), the Union (just north of the river a short distance from the village center), Braytonville (a mile west of North Village on the road to Williamstown, now Route 2), and Blackinton (the furthest west of all the early factories, located today just short of the Williamstown line north of the river). The Adams National Bank of North Adams was formed by local industrialists in 1832, partially solving industry's need for a source of capital.

Industrial expansion led to the construction or extension of the town's road network, which in turn opened the village center for further commerce and development. The road from Eagle Street to Clarksburg to the northeast was laid out in 1832-1833, joining the village with the Union and the Beaver. River Street was constructed along the north side of the Hoosac River in 1832. Despite recurrent flooding, buildings continued to be constructed along the banks of the river. One surviving farmstead from this period is the William B. Sherman Farm, 1072 State Road (ca. 1820-1830, #300), an isolated example of early building located near the Williamstown border and built on land that was originally part of Williamstown.

The accelerated development of the village coincided with changes in architectural tastes, as the Greek Revival style began to supplant the Federal style in popularity. The best surviving example of the Greek Revival style is 28 Eagle Street (#203), constructed in the 1830s. Originally a residence, the building received a shop front on its rear side, Eagle Street, in the 1850s. With its Doric pilasters supporting a full pediment and wide entablature in each gable end, the house suggests a classical temple.

Industrial expansion continued into the 1840s with several significant developments. Completion in 1846 of the Pittsfield & North Adams Railroad, the town's first rail link, shortened the distance between Adams and its markets and enhanced the town's economic prospects. In 1848, the Troy & Greenfield Railroad was chartered with the intention of piercing the Hoosac mountain range with a tunnel, thus eliminating the major obstacle to direct east-west trade through North Adams. The Hoosac Tunnel would not open until 1876, however. In 1847, the North Adams Iron Company constructed a blast furnace at the Phoenix Mill, just north of the Main Street bridge in the center of North Adams. Other manufacturing establishments that began in this decade included the first wholesale shoe factory, that of Edwin Childs and David Rogers, located to the east side of Eagle Street, in 1843, and a cotton mill

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in Greylock, west of the village center in 1846. None of these factories remain standing today, but the industrial development that they sparked, especially after the arrival in 1859 of a second railroad line from Troy, New York (the Troy & Greenfield Railroad, leased to the Troy & Boston Railroad), began a radical transformation of North Adams.

The town's industrialization was characterized by the establishment of entire communities centered on the mills and sponsored by paternalistic factory owners. Such a community might include a variety of housing for workers, managers, and owners, a church, and a general store, post office, and library.

Blackinton remains the most intact mill community in North Adams and is being nominated to the National Register as the Blackinton Historic District. Sanford Blackinton and his partner, Rufus Wells, founded the mill in 1822 (the original stone mill building was replaced in the late 19th century). Gradually they erected both substantial mansions for themselves on the hillside overlooking the mill and, for their workers, a number of well-proportioned three-bay Greek Revival-style residences, similar in appearance, alongside the factory. A company store was built in 1839 (still standing at 1446 Massachusetts Avenue). Blackinton's own residence, a five-bay, center entrance structure with its eaves supported by brackets, was built ca. 1850 (1413 Massachusetts Avenue). It is one of a number of similar Italianate-style houses in North Adams that together constitute a significant regionally distinctive residential form.

Blackinton's mill continued to flourish through the 19th century. By 1905, the community also included two churches--Union and Episcopal--constructed by the owner and his family. Blackinton himself diminished his paternalistic relations with his workers in 1865, when he had an opulent mansion built in the center of town, some distance from his mill. Nonetheless, the owners' and managers' houses in Blackinton continued to house the most important factory employees.

The earliest surviving multifamily mill housing, no longer part of a planned mill community like Blackinton, is Hathaway Tenement, 311-321 River Street (#257). Built ca. 1850 to serve workers of the Johnson & Hathaway Mill across the road (now part of Sprague Electric Company), the tenement was at one time part of a group that included a company store and a number of other dwellings.

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In 1851, construction began on the Hoosac Tunnel. The tunnel was designed to open up the northwestern corner of the state and provide an avenue of communication with points west. Boston merchants in particular were eager for the new competitive markets that the tunnel would provide. Work on this project, which would open a direct rail link between North Adams and Fitchburg in the eastern part of the state, continued on and off until the tunnel's completion in 1876.

Charles Browne, inventor of an elastic blasting cap fuse that permitted safe and efficient construction where explosives were necessary--and thus hastened successful completion of the tunnel--lived at 932 South Church Street (1869, #325), a short distance from the tunnel's west portal. Browne's three-bay, side-entry hipped roof house with Italianate detailing is one of another cluster of regionally characteristic residences in North Adams.

With the opening of the Troy & Greenfield rail line (leased to the Troy & Boston Railroad) from the west into North Adams in 1859, North Adams' economic conditions improved dramatically. North Adams merchants and mill owners eagerly awaited the completion of the tunnel and the even greater prosperity that they expected would accompany it. With the growth of local industry came a marked population increase. The inhabitants of combined North and South Villages of Adams numbered 6,172 in 1850 and 6,924 in 1860, on the eve of the Civil War. By the close of the war in 1865, these figures had swelled to 8,298 and by 1870, reached 12,090.

1860-1875

North Adams' greatest period of expansion began in 1860, and subsequent post-Civil War prosperity further fueled the town's most spectacular development. Between 1860 and 1875, North Adams' economic growth was the result more of the strength of the shoe and textile industries during the Civil War than of the building of the Hoosac Tunnel. Textile factories provided cotton cloth and uniforms for Union troops during the war and continued to prosper for many years afterward. Other local industries, such as S. Blackinton and Sons, a woolen manufactory, also flourished during the war-related boom. The North Adams Iron Company, destroyed by fire in 1862, furnished locally mined pig iron for Union warships, including the ironclad Monitor. The population of North Adams skyrocketed from

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6,924 in 1860 to 12,090 in 1870, and stimulated continued economic growth into the mid 1870s, interrupted only by the flood of 1869. Flooding was until recently a devastating consequence of the town's physical location, and the dams built to increase factory waterpower did nothing to alleviate the problem. Only proper flood control in recent years has put a stop to the otherwise regularly recurring floods.

All of the earliest surviving mill buildings date from these years, the oldest intact mill building being the Norad Mill, 60 Roberts Drive (#317), constructed in 1863. The Norad Mill was built by the North Adams Woolen Company and capitalized by North Adams' wealthiest manufacturer, its owner Sanford Blackinton. The demand for woolen goods--particularly uniforms and blankets--was so great during the Civil War that the local entrepreneur decided to build this mill a short distance from his original Blackinton factory. Both of his factories were located on the rail line between North Adams and Troy and points west and south. Sheep farmer Thomas Cooly Phelps ran a 190-acre farm between the two woolen mills and was probably an important local source for wool for Sanford Blackinton's enterprises. Phelps' house, a Greek Revival-style building with mid 19th century alterations, remains on a lot of about 98 acres at 1101 Massachusetts Avenue (#324).

Other mills were either newly established or expanded during the thriving postwar period. All were of brick construction, long, low buildings with recessed windows and ornamental brickworking on cornices and lintels. In every other respect, the buildings were purely utilitarian structures. Among them were the Windsor Print Works, 121 Union Street (NR 1973), parts of which were built during the 1870s, and the main mill building of the Johnson Manufacturing Company (now Sprague-Brown Street) (#259 1/2), constructed in 1872. Johnson Manufacturing Company, formed initially in 1850 as a small-scale print mill, maintained a huge operation in the still-standing, intact complex of buildings by the 1870s. The original office building, on Brown Street, is probably the design of architect Marcus Fayette Cummings, who was responsible for a number of other structures in North Adams. Large sections of the Arnold Print Works (now Sprague-Marshall Street) (#219 1/2), also a major manufacturer of cotton print cloth in the decades following the Civil War, expanded after a devastating fire in 1872. The first years of the 1870s were a period of great demand and profit in the cotton industry, a result in part of depressed southern prices for raw cotton after the war. The present complex was rebuilt

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immediately after the fire. Despite the 1876 Depression, North Adams' cotton manufactories continued to grow and flourish into the 1880s.

For the people working in the mills, the postwar economy meant a decline in working conditions, the result of more intense competition and a surplus of labor. In New England prior to the Civil War, mill owners, including Sanford Blackinton, often made a concerted effort to ensure that working and living conditions avoided the industrial squalor typical of England during the same period. Villages such as Blackinton were intended to avoid such undesirable circumstances and to carefully control workers' ways of life.

1876-1900

North Adams' business community had fully expected that the opening of the Hoosac Tunnel in 1876, giving North Adams a direct rail link to the eastern portion of the state, would contribute to continued industrial expansion. But in that year, the Depression that had already struck other cities reached North Adams, slowing all economic development. The railroad's impact on the city, some felt, was actually minimal, and they blamed the city's economic misfortunes on poor design and management of the entire rail line from Troy to Boston.

In 1878, North Adams formally separated from Adams to the south. By 1879, the economy had begun to recover, as North Adams, along with the rest of the state of Massachusetts, emerged from the Depression with its economy still firmly rooted in the woolen, cotton, and shoe industries. It was in this decade that the shoe industry experienced its greatest growth, while the cotton mills continued their steady expansion. The city's woolen mills in this period adapted to modern technology and expanded their plants as well.

Changes in mill design resulted from the growth of North Adams industry during the last decades of the nineteenth century. In North Adams, as in many mill towns, river power was no longer sufficient to run the expanding mills. As a result, steam technology began to replace water power. The price of coal used to fuel the steam generators was kept low through intensive railroad competition. As steam power became the norm, the mill owners began to build additions to their factories further from the river, creating the sprawling establishments characteristic of mill architecture of the last quarter of the nineteenth century. Arnold Print Works, Johnson Manufacturing, and Norad all added rear or L-shaped additions away from the river in the 1880s and 1890s. At the same time, millponds formerly used for storing the water to power the mills were filled in, opening land for housing.

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The prosperity of these mills financed much of the residential building in the city. With the construction of Sanford Blackinton's opulent residence on Church Street in 1872, the Cady Hill area became the city's most fashionable neighborhood. Many pre-Civil War buildings were moved or demolished to make way for the larger and more stylish homes of mill owners and wealthy merchants. As North Adams' businessmen began trading with larger cities to the east and west, they became aware of the latest architectural styles popular elsewhere. Coupled with North Adams' industrial growth in the second half of the 19th century came an intensive period of residential building in popular Victorian styles. The eclectic architecture of some of the residences illustrated the wealth and social position of North Adams' new industrial elite, as well as their growing separation from those they employed. The Church Street-Cady Hill area near the center of town includes a particularly fine collection of Victorian mansions, built in Queen Anne, Stick, and Shingle styles.

Among those of the city's elite who followed Sanford Blackinton's lead to build expensive homes in the Church Street-Cady Hill area were Samuel Vadner, owner of a carriage manufacturing business (140 Pleasant Street, 1874, #65), shoe manufacturers William T. Cady (173 Church Street, ca. 1890, #36) and E. B. Cady (27 Wall Street, 1881, #80), C. H. Cutting, clothier and department store owner (182 East Main Street, 1881, #49), W. A. Gallup, textile manufacturer (149 Church Street, ca. 1894, #34), Congressman George B. Lawrence (53 Cherry Street, ca. 1880, #95), and A. C. Houghton, mayor and textile mill owner (172 Church Street, 1897, #11).

At the same time houses for the growing middle class were also erected in the neighborhood. These include the single- and two-family residences built for R. J. Walden, deputy sheriff and insurance and real estate agent (169 Pleasant Street, ca. 1870, #73), Dr. George Rice, pharmacist (200 East Main Street, ca. 1876, #53), Frank Whitney, contractor and quarry owner (37 Holbrook Street, ca. 1881, #83), S. H. Fairfield, bookkeeper (162 Pleasant Street, 1890, #66), Lorenzo Lemoin, shoemaker (188 Pleasant Street, 1890, #68), and M. B. Darling, grocery store owner (236 Church Street, ca. 1880, #16).

To serve the growing town's public and private needs, a number of civic and commercial structures were erected in the Monument Square area during the second half of the 19th century. Church Street had housed places of worship since the first meetinghouse was constructed in 1782. Congregationalists (1863-1864), Episcopalians (1868), Catholics (1869), Baptists (1879), and Unitarian Universalists (1893) all built churches near the Civil War monument erected by the Ladies' Soldiers' Aid Society in the 1870s. To the west of Monument Square, the business district along Main Street grew after the Civil

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War to include the Italianate-style First Blackinton Block, 6-40 Holden Street (1873) and the Romanesque Revival-style Second Blackinton Block, 67-71 Main Street (1888), as well as the Hoosac Savings Bank, 93-99 Main Street (1893). The early 20th century saw continued development, with construction of the Renaissance Revival-style Dowlin and Kimball Buildings, 101-107 and 85 Main Street, respectively, both 1902, the U.S. Post Office in the Georgian Revival style, the work of Federal architect James Knox Taylor, Summer Street (1915), and Drury Academy (1915) and the Empire Building (1912), both examples of the Renaissance Revival style. All these nonresidential buildings clearly reflect North Adams' continued prosperity and growth.

During the last twenty-five years of the nineteenth century, as immigrants were drawn to the thriving town, North Adams' population began to realize its present ethnic composition. Many of the first mill workers were Irish and Welsh immigrants, who arrived in the second quarter of the nineteenth century. Many of the Welsh who settled in North Adams were textile workers recruited and brought to the town by Sanford Blackinton to operate his woolen mill. French-Canadian immigrants came to North Adams by way of Vermont; they settled in the Beaver area. Italian immigrants began arriving in large numbers in the 1880s. This group settled in three different parts of town: along the North Branch of the Hoosac River, along Eagle Street, and southwest of Church Street. By 1900, Italian workers were already an important ethnic group competing for mill jobs with residents of Irish and French-Canadian extraction.

North Adams was incorporated as a city in 1895. In that year, the city's population stood at 19,135; by 1900 it reached its peak of 24,200, making North Adams for a short time the largest city in Berkshire County.

Housing for many of these immigrants was provided in the new developments that sprang up on the hills surrounding the city. A typical development is the area north of River Street known as Freeman's Grove. As late as 1881 this area, bounded by Eagle, River, Liberty, and Houghton Streets, contained a large mill pond and a wooded knoll owned by the Freeman Manufacturing Company. In January 1887, the land was subdivided into building lots and by 1894 were almost entirely filled with a combination of tenements, duplexes, and single-family homes. George W. Chase, a mill owner whose house occupied the hill above the grove (1 Chase Hill, ca. 1875, #223), was one of the principal developers.

In Freeman's Grove, North Adams builders used pattern books and locally produced millwork to add stylish embellishments to tenements and duplexes. They succeeded in creating dwellings with Victorian detailing similar to but more humble than the expensive neighborhoods across the river. The

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three-family dwelling at 99-101 Bracewell Avenue (ca. 1890, #176), with its lancet windows and vertical boarding, may have been derived from mail-order plans of the Bridgeport, Connecticut, firm of Palliser, Palliser, and Company. The Slattery Tenements, perched on the edge of the hill at 36-38 and 42-44 North Holden Street (ca. 1888-1890, #188) display fine Stick Style-inspired porch detailing. And the ornately detailed Stick Style Charles Peach House, 39 Hall Street (1884, #179), set a distinctive example followed by several other builders in the district. The dwellings in Freeman's Grove housed mill workers and middle-class merchants who walked down the steep slopes north of the river to reach the factories and the business district in the valley below.

In the last decade of the 19th century, development south of the city's center, along Church Street, received an impetus with the creation of the State Normal School. The school opened in 1896, designed to train teachers for public school teaching. North Adams was selected by the state legislature as a site for one of four state normal schools because of the city's size and importance as a commercial and industrial center, and because the city agreed to contribute land to the enterprise. Murdock Hall and the Principal's House, imposing Renaissance Revival and Classical Revival-style structures, were built on a bluff overlooking the valley in 1897. (A third building, Taconic Hall, was built in 1903 but has since been demolished.)

Residential development near the school is of an equally fine caliber. Large Colonial Revival and Queen Anne-style residences were built along Church Street across from the school and constituted a new enclave for the city's elite. The houses' residents included N. L. Millard, 392 Church Street (1890, #20), head of a North Adams Shoe Company; T. W. Richmond, 376 Church Street (1892, #19), a coal dealer; and Newton Gleason, 404 Church Street, coowner of a grocery firm. For a time, the Normal School neighborhood was the fastest-growing in the city.

The Boardman, 39-53 Montana Street (#249), is a Colonial Revival-style rowhouse built behind the State Normal School at the close of the century. Its middle-class residents included teachers at the school, merchants, newspapermen, and its developers, hardware merchant Walter Penniman and his wife. Each three-story unit included attic servants' quarters, and there was a communal garden in the rear of the building.

1900-Present

By 1900, production in the textile mills had begun to fall. The shoe industry had already lost to the cotton industry its place as North Adams' largest producer of finished goods. The immediate consequence of this decline in

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industrial production was a reduction in the construction of new housing. During the First World War, North Adams' shoe and cotton industries received enough work to let them survive the stiff competition of similar factories located in the south. Plant expansion in North Adams was minimal in this period, however. One notable exception was the Blackinton Mill, which enlarged its facilities considerably in 1908 and again in 1917, with the addition of a large brick block with cast-stone pilasters and crenelated parapets. Most of the companies survived the period of postwar dislocation, but the 1920s were increasingly lean times for the city's industrial base.

The impact of the city's factories' diminishing importance is apparent in the relatively few homes and commercial buildings constructed during the pre-Depression years. Only on a few isolated lots near Church Street and in the suburban area west of the central city, near Cascade Park, in Braytonville, are there signs of the small bungalows and Colonial Revival-style residences built during this period elsewhere in the country.

Almost no buildings were erected in North Adams from 1930 to 1939. The Art Deco Mohawk Theater, 111 Main Street, constructed in 1938, is an exception, and symbolizes the importance of the entertainment industry during the Depression years. The city's manufacturing plants survived the decade only because shoes and clothing continued to be in demand and because a major new employer, the Sprague Electric Company, had located in the city prior to the Depression's onset. The Sprague Company moved its operations from Quincy, Massachusetts, west to the former Beaver Mill in North Adams' northeastern section in 1929.

In the post-World War II era, North Adams' historic shoe, cotton and wool industries finally closed their doors. Sprague continued to employ large numbers of local citizens in the manufacture of electrical components, and other more diversified industries moved in to take the place of the traditional ones, but the days of intense industrial manufacturing were gone.

Since World War II, strenuous efforts have been made to shape the city. "Urban Renewal," which was begun in the 1950s, destroyed the south side of Main Street and many architecturally fine buildings, leaving the downtown with an unlandscaped open space that only recently has been filled. These same urban renewal programs also left other parts of historic North Adams replaced by a supermarket and discount department store, large parking lots and a four-lane highway. The breakup of some of Sprague Electric's divisions in 1984 has substantially affected the city's economic base.

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**C. Preservation Activities**

In recent years, the rehabilitation and preservation of North Adams' historic structures has received more attention. Housing rehabilitation programs and a commercial facade restoration program on Eagle Street, are all making conspicuous improvements. Eagle Street, the oldest section of the commercial district, has realized a number of visually impressive accomplishments in facade rehabilitation. Throughout the city, but especially in the Freeman's Grove and Church Street-Cady Hill Historic Districts, owners of residential properties have made similar efforts in exterior restoration, many of these assisted or encouraged by the city's Community Development Program. Adaptive reuse projects, such as the conversion of St. Joseph's School into housing for the elderly, provide an alternative to the demolition and new construction formerly favored. Another adaptive reuse project, the Western Gateway Urban Heritage Park, shows great promise in contributing to the ongoing revitalization of the city.

## 9. Major Bibliographical References

See Continuation Sheet.

## 10. Geographical Data

Acreage of nominated property 232.7 acres

Quadrangle name North Adams and Williamstown Quadrangles

Quadrangle scale 1: 25,000

UTM References See individual inventory forms.

A 

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Zone Easting Northing

B 

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Zone Easting Northing

C 

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D 

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G 

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H 

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**Verbal boundary description and justification** The Multiple Resource Area boundary is defined as the political/geographical bounds of the City of North Adams, which reflects its historical development. Boundaries for individual properties conform to current lot lines. See individual assessors' maps. For boundaries of historic districts within the Multiple Resource Area,

**List all states and counties for properties overlapping state or county boundaries** see area forms A-E.

state N/A code county code

state code county code

## 11. Form Prepared By

Betsy Friedberg, Preservation Planner, Massachusetts Historical Commission, with  
name/title Hulda Jowett, Chairman, North Adams Historical Commission, and Barbara Bashevkin,  
former Planning Coordinator, Office of Community Development, North Adams  
organization Massachusetts Historical Commission date September, 1985

street & number 80 Boylston Street

telephone (617) 727-8470

city or town North Adams

state Massachusetts

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Valerie Talmage*

State Historic Preservation Officer

title Executive Director, Massachusetts Historical Commission

date 9-5-85

For NPS use only

I hereby certify that this property is included in the National Register

*See Continuation Sheet for listings*  
Keeper of the National Register

date

Attest:

date

Chief of Registration

United States Department of the Interior  
National Park Service

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Multiple Resource Area  
Thematic Group

dnr-11

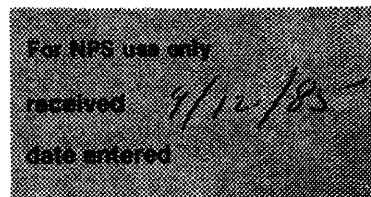
Name North Adams MRA  
State Berkshire Co., MASSACHUSETTS

Cover acceptance

Nomination/Type of Review

Date/Signature

- |     |   |                                  |        |                               |
|-----|---|----------------------------------|--------|-------------------------------|
| 1.  | Monument Square Historic District (B.I.)          | <del>Submitted for Review</del>  | Keeper | _____                         |
|     |   |                                  | Attest | _____                         |
| 2.  | Church Street-Caddy Hill Historic District (B.I.) | Entered in the National Register | Keeper | <u>Shelton Byers 10/25/85</u> |
|     |   |                                  | Attest | _____                         |
| 3.  | Blackinton Historic District                      | Entered in the National Register | Keeper | <u>Shelton Byers 10/25/85</u> |
|     |   |                                  | Attest | _____                         |
| 4.  | Freeman's Grove Historic District                 | Entered in the National Register | Keeper | <u>Shelton Byers 10/25/85</u> |
|     |   |                                  | Attest | _____                         |
| 5.  | Normal School Historic District                   | Entered in the National Register | Keeper | <u>Shelton Byers 10/25/85</u> |
|     |   |                                  | Attest | _____                         |
| 6.  | Armstrong House                                   | Entered in the National Register | Keeper | <u>Shelton Byers 10/25/85</u> |
|     |   |                                  | Attest | _____                         |
| 7.  | Arnold Print Works                                | Submitted for Review             | Keeper | <u>Shelton Byers 10.25.85</u> |
|     |   |                                  | Attest | _____                         |
| 8.  | Boardman (The)                                    | Entered in the National Register | Keeper | <u>Shelton Byers 10/25/85</u> |
|     |   |                                  | Attest | _____                         |
| 9.  | Browne, Charles, House                            | Entered in the National Register | Keeper | <u>Shelton Byers 10/25/85</u> |
|     |   |                                  | Attest | _____                         |
| 10. | Crowley House                                     | Entered in the National Register | Keeper | <u>Shelton Byers 10/25/85</u> |
|     |   |                                  | Attest | _____                         |

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Multiple Resource Area  
Thematic GroupName North Adams MRA  
State Bershire County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

11. Hathaway Tenement

Entered in the  
National Registerfor Keeper Arlene Byers 10/25/85

Attest \_\_\_\_\_

12. Johnson School

Entered in the  
National Registerfor Keeper Arlene Byers 10/25/85

Attest \_\_\_\_\_

13. Johnson Manufacturing  
CompanyEntered in the  
National Registerfor Keeper Arlene Byers 10/25/85

Attest \_\_\_\_\_

14. Norad Mill

Entered in the  
National Registerfor Keeper Arlene Byers 10/25/85

Attest \_\_\_\_\_

15. Sherman, William B.,  
FarmEntered in the  
National Registerfor Keeper Arlene Byers 10/25/85

Attest \_\_\_\_\_

16. Sykes House

Entered in the  
National Registerfor Keeper Arlene Byers 10/25/85

Attest \_\_\_\_\_

17. Wells House

Entered in the  
National Registerfor Keeper Arlene Byers 10/25/85

Attest \_\_\_\_\_

18. Phelps House

S. Review

Keeper \_\_\_\_\_

Attest \_\_\_\_\_

19.

Keeper \_\_\_\_\_

Attest \_\_\_\_\_

20.

Keeper \_\_\_\_\_

Attest \_\_\_\_\_

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STATE MASSACHUSETTS COUNTY BERKSHIRE

Nomination/Type of Review

1. Monument Square-Eagle Street Historic Dist.  
(North Adams MRA) (Boundary Increase)

Date/Signature

Site Keeper Betty Dunge 8-25-88

Attest \_\_\_\_\_